

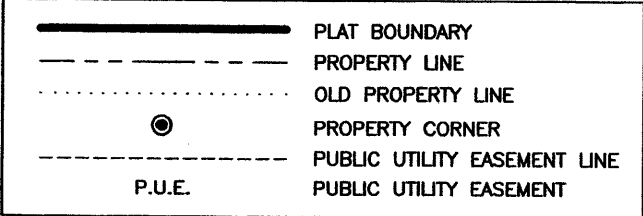
NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
- IRON RODS WILL BE SET AT ALL ANGLE POINTS AND PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
- BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR RD-5 ZONING DISTRICT. BUILDING SETBACK LINES FOR COMMERCIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR C-1, C-2 AND C-3 ZONING DISTRICTS. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY DEEDS, VOL. 6587, PG. 223 AND VOL. 5153, PG. 1, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCELS 1 & 2 ON THE MASTER PLAN.
- EASEMENTS FOR ELECTRICAL SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT OR THE FINAL PLAT.

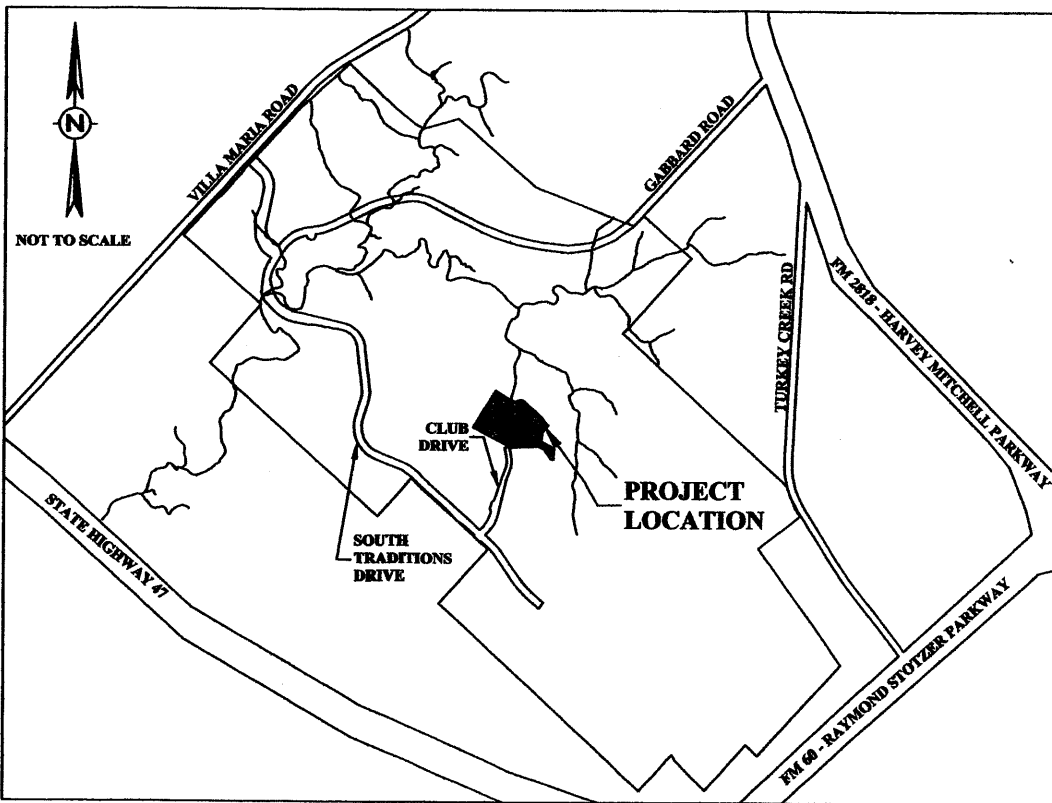
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	180.29'	175.00'	59°01'46"	99.07'	172.43'	N85°59'18"W
C2	104.67'	90.00'	66°38'07"	59.16'	98.87'	N81°51'48"W
C3	79.52'	90.00'	50°37'20"	42.56'	76.96'	S23°10'30"E
C4	13.37'	175.00'	4°22'37"	6.69'	13.37'	S58°14'41"E
C6	49.88'	176.00'	16°14'17"	25.11'	49.71'	N81°23'31"W
C7	219.72'	600.93'	20°56'58"	111.10'	218.50'	N54°24'11"W
C50	87.36'	226.50'	22°05'58"	44.23'	86.82'	N49°23'00"W
C51	81.58'	211.50'	22°05'58"	41.30'	81.07'	N49°23'00"W
C52	218.10'	615.93'	20°17'17"	110.20'	216.96'	N54°42'31"W
C53	162.63'	115.00'	81°01'33"	98.26'	149.41'	N18°03'40"W
C54	120.20'	85.00'	81°01'33"	72.63'	110.44'	N18°03'40"W
C55	55.70'	110.00'	29°00'44"	28.46'	55.11'	N23°58'07"E
C56	246.24'	155.00'	91°01'16"	157.79'	221.15'	S07°02'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S26°41'57"W
L2	20.00'	N60°43'41"E
L3	57.54'	S12°12'15"W
L4	89.70'	N29°27'31"E
L5	42.34'	S41°26'55"E
L6	71.04'	S48°33'05"W
L7	5.00'	N02°44'31"W
L8	41.18'	S59°48'05"W
L9	31.20'	N48°33'05"E
L10	66.19'	S60°25'59"E
L11	15.00'	N51°39'59"E
L12	60.49'	N29°27'31"E
L13	92.20'	N53°03'01"E
L14	102.64'	S62°28'20"E
L15	75.84'	S01°20'42"W
L16	15.00'	N88°39'18"W
L17	66.50'	N01°20'42"E
L18	83.84'	N62°28'20"W
L19	83.34'	S53°03'01"W
L20	51.93'	S58°34'27"E
L21	60.25'	N22°27'06"E
L22	51.94'	S58°34'27"E
L23	58.03'	N22°27'06"E

LEGEND



VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 25.436 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 6587, Page 223, and Volume 5153, Page 1, and designated herein as The Traditions Subdivision, Phase 16, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Vice President
Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public in and for the State of Texas
Printed Name: _____
My Commission Expires: _____

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved on the ____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume ____ Page ____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
25.436 ACRE TRACT
J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 27.80 ACRE TRACT AS DESCRIBED BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 6587, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 87.88 ACRE TRACT DESCRIBED AS TRACT 3 BY A DEED TO TRADITIONS CLUB BY MELROSE, LLC, RECORDED IN VOLUME 5153, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 87.88 ACRE TRACT MARKING THE NORTH CORNER OF SAID 27.80 ACRE TRACT AND THE MOST EASTERLY CORNER OF THE TRADITIONS SUBDIVISION, PHASE V, ACCORDING TO THE PLAT RECORDED IN VOLUME 5900, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS:

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:
S 56° 23' 22" E FOR A DISTANCE OF 349.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 01' 46" FOR AN ARC DISTANCE OF 180.29 FEET (CHORD BEARS: S 85° 59' 18" E - 172.43 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 90.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 38' 07" FOR AN ARC DISTANCE OF 104.67 FEET (CHORD BEARS: S 81° 51' 48" E - 98.87 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 48° 30' 37" E FOR A DISTANCE OF 498.64 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 37' 20" FOR AN ARC DISTANCE OF 79.52 FEET (CHORD BEARS: S 23° 10' 30" E - 76.96 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: THROUGH SAID 87.88 ACRE TRACT FOR THE FOLLOWING CALLS:

S 51° 34' 24" E FOR A DISTANCE OF 123.69 FEET TO A POINT;

S 39° 52' 32" W FOR A DISTANCE OF 185.88 FEET TO A POINT;

S 08° 52' 40" W FOR A DISTANCE OF 176.53 FEET TO A POINT ON THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 22' 37" FOR AN ARC DISTANCE OF 13.37 FEET (CHORD BEARS: S 58° 14' 41" E - 13.37 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 80° 25' 38" E CONTINUING ALONG THE COMMON LINE OF SAID 87.88 ACRE TRACT AND SAID 27.80 ACRE TRACT FOR A DISTANCE OF 293.55 FEET TO A POINT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON SAID COMMON LINE BEARS: S 60° 25' 38" E FOR A DISTANCE OF 376.48 FEET;

THENCE: S 03° 22' 40" W THROUGH SAID 27.80 ACRE TRACT FOR A DISTANCE OF 232.32 FEET TO A POINT ON THE COMMON LINE OF SAID 27.88 ACRE TRACT AND A CALLED 51.87 ACRE TRACT DESCRIBED AS TRACT 6 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1), SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 176.00 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID 51.87 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 14' 17" FOR AN ARC DISTANCE OF 49.88 FEET (CHORD BEARS: N 81° 23' 31" W - 49.71 FEET) TO A POINT MARKING THE MOST EASTERLY CORNER OF THE REMAINDER OF A CALLED 15.40 ACRE TRACT DESCRIBED AS TRACT 7 BY SAID DEED TO TRADITIONS CLUB BY MELROSE, LLC (5153/1);

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND SAID REMAINDER OF 15.40 ACRE TRACT FOR THE FOLLOWING CALLS:

N 34° 38' 47" W FOR A DISTANCE OF 232.75 FEET TO A POINT;

N 60° 25' 59" W FOR A DISTANCE OF 134.13 FEET TO A POINT;

S 87° 15' 29" W FOR A DISTANCE OF 588.52 FEET TO A POINT ON THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6555, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 600.93 FEET;

THENCE: ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE 2, FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 56' 58" FOR AN ARC DISTANCE OF 219.72 FEET (CHORD BEARS: N 54° 24' 11" W - 218.50 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 62° 49' 59" W FOR A DISTANCE OF 111.35 FEET TO A POINT;

N 63° 18' 03"W FOR A DISTANCE OF 519.59 FEET TO A POINT MARKING THE WEST CORNER OF SAID 27.80 ACRE TRACT AND A SOUTH CORNER OF THE TRADITIONS SUBDIVISION, PHASE V;

THENCE: N 31° 26' 47" E ALONG THE COMMON LINE OF SAID 27.80 ACRE TRACT AND THE TRADITIONS SUBDIVISION, PHASE V, FOR A DISTANCE OF 879.06 FEET TO THE POINT OF BEGINNING CONTAINING 25.436 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH 2006. SEE PLAT PREPARED APRIL 2006, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT

THE TRADITIONS SUBDIVISION

PHASE 16

25.436 ACRES

BLOCK 1, LOT 1

J.H. JONES SURVEY, A-26

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'

MAY, 2006

OWNER/DEVELOPER:
Traditions Club by Melrose, LLC.
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

Development & Engineering
Services

ENGINEER:

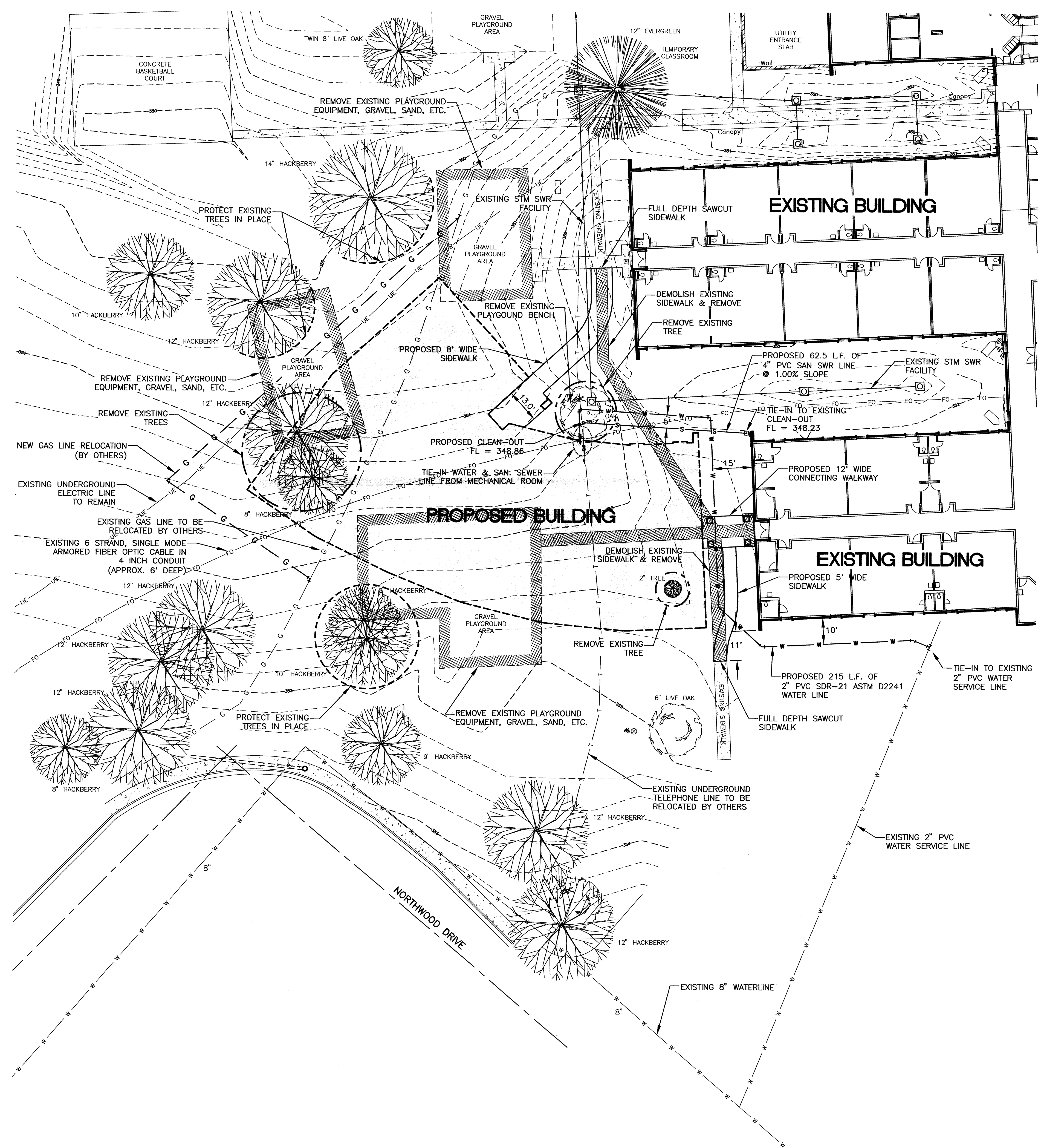
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES

Ginger L. Urso, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors

FP06-09



GENERAL NOTES:

EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THESE PLANS ARE FOR THE PURPOSE OF MAKING THE CONTRACTOR AWARE THAT THEY EXIST. LINES MAY EXIST THAT ARE NOT SHOWN. NEITHER THE OWNER OR THE ENGINEER GUARANTEES THE ACCURACY THEREOF. IT IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES BETWEEN ACTUAL AND DESIGN DRAWING LOCATIONS OF EXISTING UTILITIES SHALL BE TRANSMITTED TO THE ENGINEER AS SOON AS POSSIBLE. ANY AND ALL EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE HYDROMULCHED AT THE COMPLETION OF THE PROJECT.

THE SCHOOL'S IRRIGATION SYSTEM MUST REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE ANY REMOVAL OF THE SYSTEM REQUIRED FOR CONSTRUCTION WITH THE BUILDING SUPERINTENDENT.

UNLESS SPECIFICALLY NOTED OTHERWISE, ALL OPERATIONS, CONSTRUCTION AND TESTING RELATED TO THE IMPROVEMENTS CONTAINED WITHIN THESE PLANS SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE STANDARD DETAILS AND SPECIFICATIONS OF THE CITY OF BRYAN.

DEMOLITION NOTES:

ALL LIMITS OF REMOVED CONCRETE SHALL BE SAWCUT FULL DEPTH.

DISASSEMBLE ALL PLAYGROUND EQUIPMENT, EXISTING PLAYGROUND BENCH, AND ANY OTHER SALVAGEABLE ITEMS WITHIN WORK AREA AND DELIVER TO A DESIGNATED AREA ON THE NAVARRO ELEMENTARY SCHOOL SITE. ALL PEA GRAVEL SHALL BE STOCKPILED IN THIS AREA AS WELL.

LANDSCAPE TIMBERS, CONCRETE DEBRIS, VEGETATIVE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF THIS MATERIAL IN AN APPROVED MANNER.

GRADING NOTES:

ALL BUILDING AND SIDEWALK PAVEMENT AREAS SHALL BE STRIPPED OF VEGETATION INCLUDING ROOTS, STUMPS AND DEBRIS. SUCH DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF PROPERLY.

ALL SUBGRADE AREAS SHALL BE REASONABLY DRY AND STABLE. ONCE FINAL SUBGRADE ELEVATIONS HAVE BEEN REACHED THROUGHOUT THE SITE, THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED WITH A PNEUMATIC ROLLER TO DETECT WEAK AREAS. ALL WEAK AREAS DETECTED DURING PROOF ROLLING, AS WELL AS ZONES OF DEBRIS AND ORGANICS SHALL BE REMOVED AND REPLACED WITH MATERIAL OF SIMILAR CLASSIFICATION, MOISTURE CONTENT AND DENSITY. JUST PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE SUBGRADE SHALL BE MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY WITHIN 2 % OF OPTIMUM MOISTURE CONTENT.

FILL UNDER SIDEWALK PAVEMENT AREAS SHALL BE ACCOMPLISHED WITH NATIVE MATERIALS THAT ARE FREE OF ORGANICS AND DEBRIS. THESE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASURED DEPTH, MOISTURE CONDITIONED TO WITHIN 2 % OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY.

FILL UNDER AND WITHIN 5 FEET OF THE BUILDING SHALL BE ACCOMPLISHED WITH SELECT MATERIAL COMPOSED OF CLEAN SANDY CLAY WITH A PLASTICITY INDEX BETWEEN 10 AND 20. THESE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE MEASURED DEPTH, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY.

IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE PROJECT SITE SUCH THAT SEASONAL RAINFALL DOES NOT NEGATIVELY AFFECT THE PROJECT. SHOULD MATERIALS BECOME TOO WET TO ACHIEVE THE REQUIRED COMPACTION, THE CONTRACTOR MAY CHOOSE BETWEEN WAITING FOR THE MATERIAL TO DRY NATURALLY, OR TO REPLACE THE MATERIAL WITH DRYER MATERIALS SUITABLE FOR COMPACTION. IN EITHER CASE, THE COSTS OF EITHER OPTION IN BOTH TIME DELAY AND IN ADDITIONAL COST TO CONSTRUCT, SHALL SOLELY BE THE RESPONSIBILITY OF THE CONTRACTOR.

DOMESTIC WATER NOTES:

ALL WATER INFRASTRUCTURE CONSTRUCTION AND IMPROVEMENTS SHALL BE MADE AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF BRYAN.

SEPARATION DISTANCES AND CRITERIA OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY SHALL BE OBSERVED AND MAINTAINED.

WATER MAIN PIPE FOR THIS PROJECT SHALL BE PVC, CLASS 200, DR14 AND SHALL MEET AWWA C909. ALL FITTINGS SHALL BE RESTRAINED.

SANITARY SEWER NOTES:

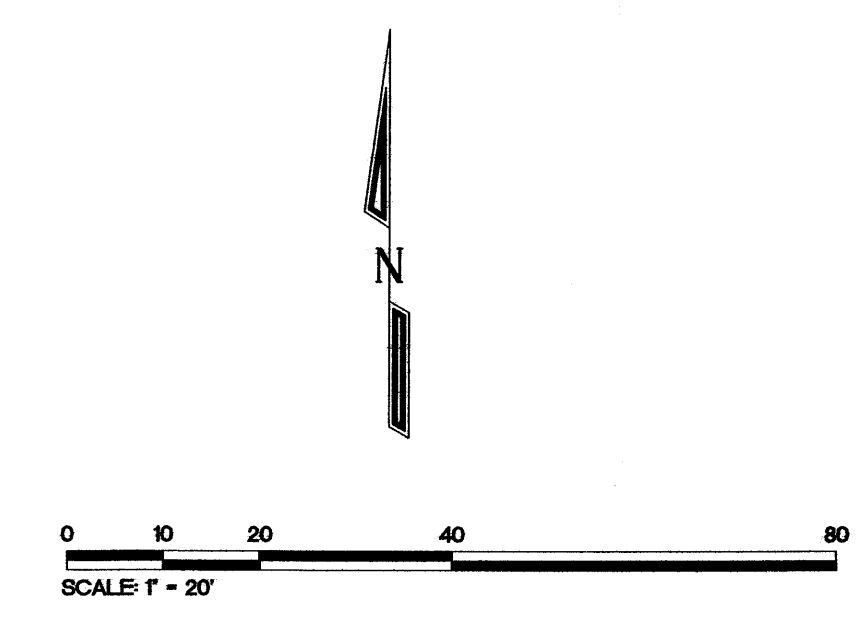
ALL SANITARY SEWER INFRASTRUCTURE CONSTRUCTION AND IMPROVEMENTS SHALL BE MADE AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF BRYAN.

OFFSITE CLEARING FOR THE SEWER LINE INSTALLATION SHALL BE LIMITED TO THE PUBLIC UTILITY EASEMENT. CONSTRUCTION ACCESS ACROSS THE GAS LINE EASEMENT WILL NOT BE ALLOWED UNLESS SPECIFICALLY APPROVED IN THE GAS OPERATORS APPROVAL FOR CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE CLOSELY WITH BTU AND THE CITY OF BRYAN ON THE CONNECTION INTO THE EXISTING MANHOLE TO ASSURE THAT A SOUND CONNECTION CAN BE MADE WITH MINIMAL DISRUPTION OF SERVICE AND NO SPILLAGE OF WASTEWATER. THE CONTRACTOR IS ADVISED THAT BYPASS PUMPING AND OR A NIGHT CONNECTION MAY BE REQUIRED DEPENDING ON THE DIRECTIONS BTU AND THE CITY OF BRYAN.

THE UTILITY CONTRACTOR SHALL COORDINATE THE PRECISE LOCATIONS FOR THE SANITARY SEWER SERVICE FROM THE PROPOSED BUILDING WITH THE BUILDING PLUMBER.

SANITARY SEWER PIPE FOR THIS PROJECT SHALL BE PVC, SDR26 ASTM D3034.



LEGEND	
---	100' EXISTING CONTOUR
---	W WATER LINE
---	G GAS LINE
---	T UNDER GROUND TELEPHONE
---	UE UNDER GROUND ELECTRIC
---	FO UNDER GROUND FIBER OPTIC
○	FIRE HYDRANT
⊗	IRRIGATION VALVE
○	STORM DRAIN
○	UTILITY POLE

Received
MAY 10 2006
Development & Engineering
Services

ISSUE DATE
PROJECT NO.
DRAWN BY
CHECKED BY
REVISION
▲
▲
▲
▲

Bleyl & Associates
Project Engineering & Management
2251 N. LOOP 335 W.
BRYAN, TEXAS 77804
(979) 280-3343 FAX
(979) 760-3343 FAX

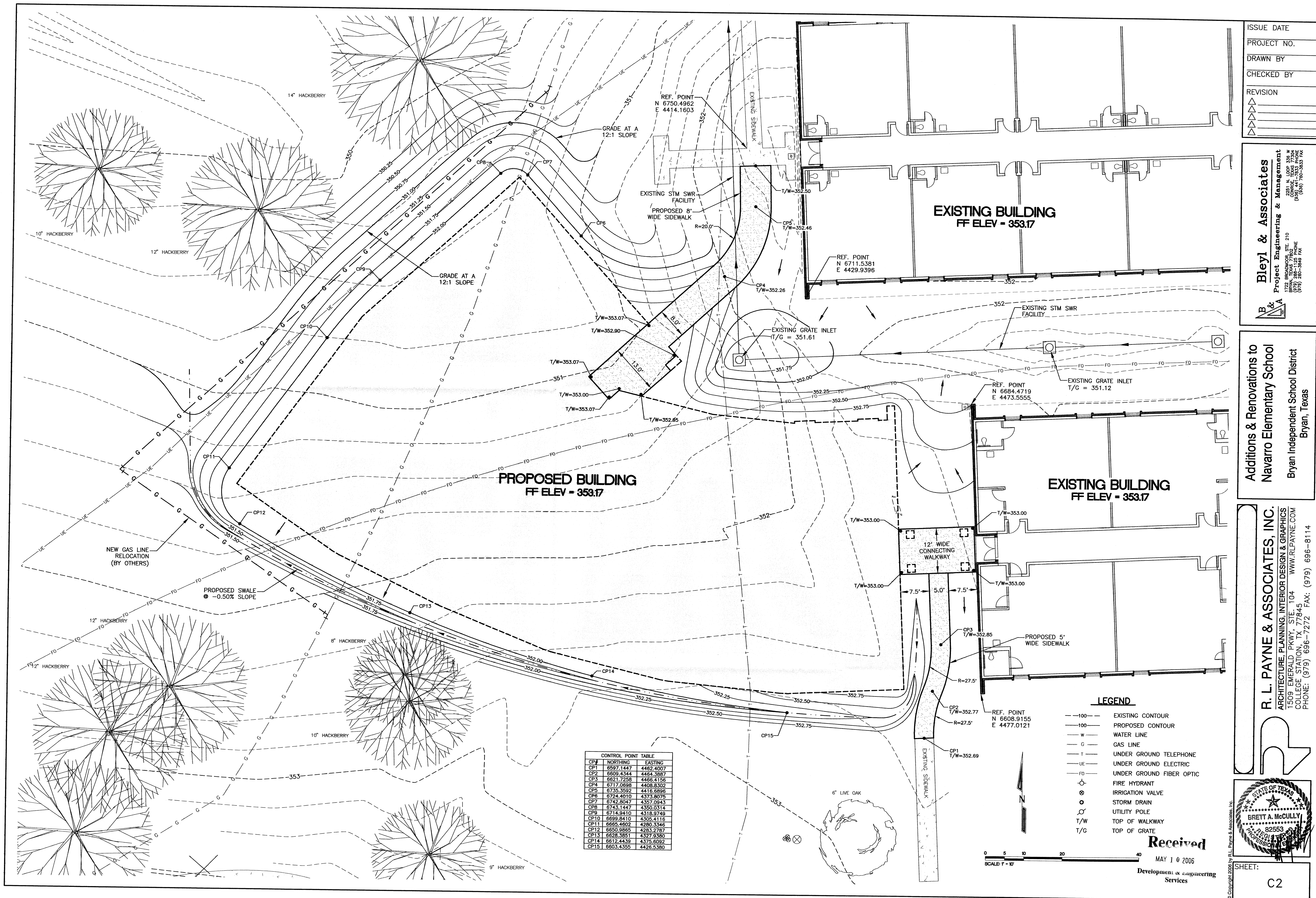
Additions & Renovations to
Navarro Elementary School
Bryan Independent School District
Bryan, Texas

R. L. PAYNE & ASSOCIATES, INC.
ARCHITECTURE, PLANNING, INTERIOR DESIGN & GRAPHICS
1509 EMERALD PKWY, STE. 104 WWW.RLPAYNE.COM
COLLEGE STATION, TX 77845
PHONE: (979) 636-7272 FAX: (979) 636-8114

Brett A. McCully
82553
Professional Engineer
Mechanical Engineering
State of Texas

SHEET:
C1

SP06-22



ISSUE DATE	
PROJECT NO.	
DRAWN BY	
CHECKED BY	
REVISION	
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Bleyl & Associates
Project Engineering & Management
201 N. 20th St., Ste. 210
Bryan, Texas 77802
(979) 841-7533 PHONE
(979) 280-1846 FAX

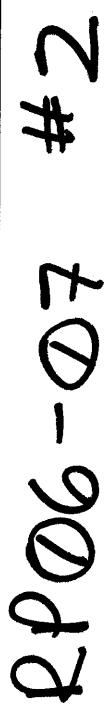
**Additions & Renovations to
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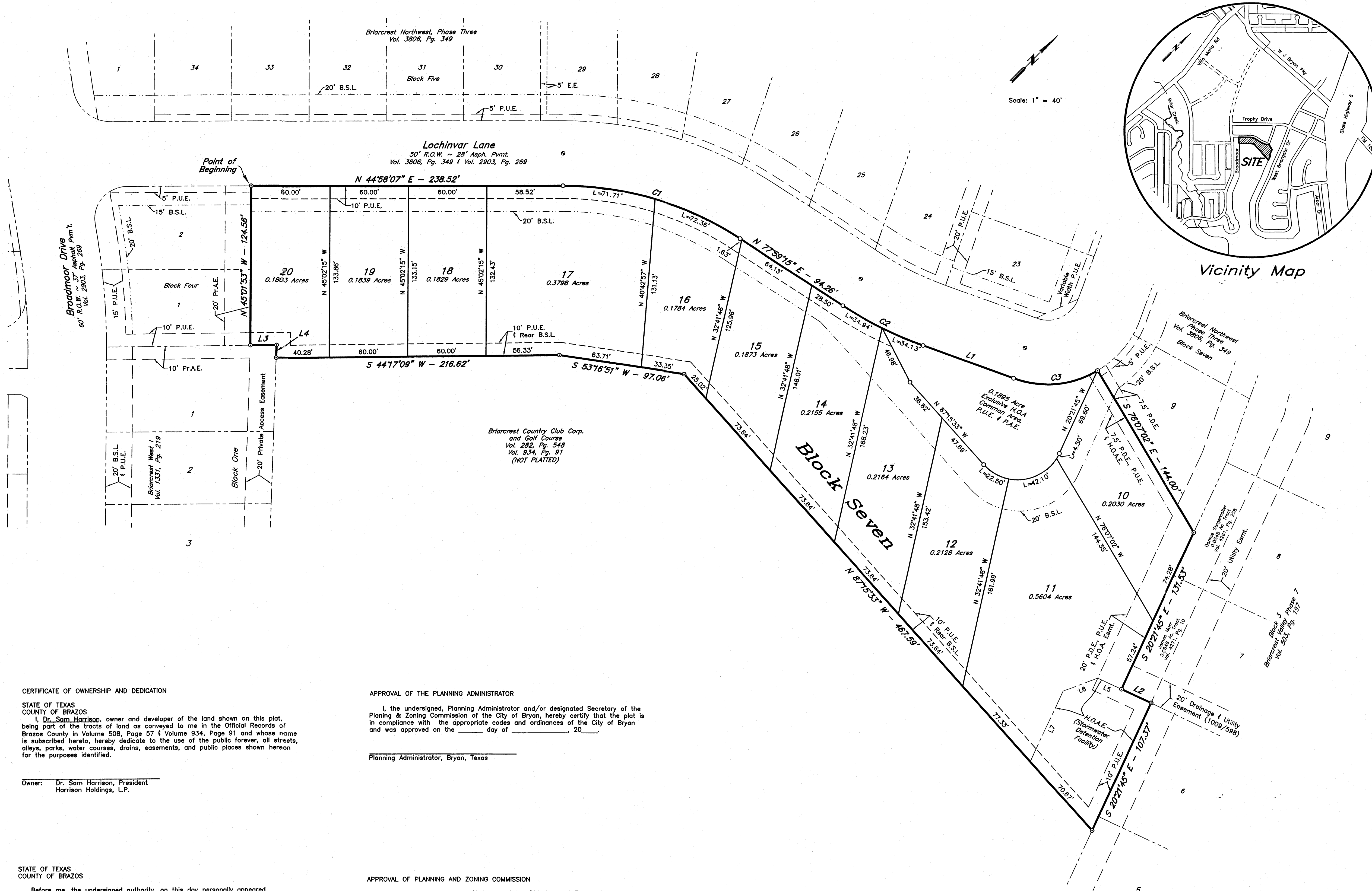
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C2

SP06-22



F.B. : 747/1

Development & Engineering Services



FIELD NOTES
2.890 Acres

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2 in Bryan, Brazos County, Texas and being a portion of the 21.0785 acre tract conveyed to W. C. Davis and Richard H. Harrison III, et al by Ted Wilkinson, Inc. by deed dated January 26, 1982 and recorded in Volume 508, Page 57 of the Dead Records of Brazos County, Texas (B.C.D.R.) and being a portion of the 1.5470 Acre Tract of land conveyed to R.H. Harrison III, et al, R.H. Harrison, Trustee, by the Briarcrest Country Club Corporation by deed dated November 11, 1986 and recorded in Volume 934, Page 91 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of Lot 2, Block 4 BRIARCREST NORTHWEST, PHASE ONE as recorded in Volume 2903, Page 289 (O.R.B.C.), being in the southeast right-of-way line of Lochinvar Lane (based on a 50' width) and said iron rod being a corner in the south line of BRIARCREST NORTHWEST, PHASE THREE as recorded in Volume 3806, Page 349 (O.R.B.C.);

THENCE: along the said southeast right-of-way line of Lochinvar Lane for the following six (6) calls:

- 1) N 44° 58' 07" E for a distance of 238.52 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;
- 2) 144.07 feet along the arc of said curve having a central angle of 33° 01' 08", a radius of 250.00 feet, a tangent of 74.10 feet and a long chord bearing N 61° 28' 41" E at a distance of 142.09 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 3) N 77° 59' 15" E for a distance of 94.26 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
- 4) 69.08 feet along the arc of said curve having a central angle of 13° 11' 33", a radius of 300.00 feet, a tangent of 34.69 feet and a long chord bearing N 71° 23' 29" E at a distance of 68.92 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- 5) N 64° 47' 42" E for a distance of 74.00 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
- 6) 66.64 feet along the arc of said curve having a central angle of 50° 54' 45", a radius of 75.00 feet, a tangent of 35.70 feet and a long chord bearing N 39° 20' 20" E at a distance of 64.47 feet to a found 1/2-inch iron rod for corner, said iron rod marking the southwest corner of Lot 9, Block Seven of said BRIARCREST NORTHWEST, PHASE THREE;

THENCE: S 76° 07' 02" E for a distance of 144.00 feet to a found 1/2-inch iron rod for corner, said corner being in the southwest line of a 0.0548 acre tract conveyed to William Spencer, et ux by deed recorded in Volume 1252, Page 668 (O.R.B.C.);

THENCE: S 20° 21' 45" E along the said 0.0548 acre tract and the southwest line of the First Bank and Trust 0.0548 acre tract described in Volume 1009, Page 598 (O.R.B.C.) for a distance of 131.53 feet to a found 1/2-inch iron rod for corner;

THENCE: N 69° 38' 15" E along the said 0.0548 acre tract for a distance of 25.00 feet to a found 1/2-inch iron rod for corner, said iron rod marking the west corner of Lot 6, Block 3 of Briarcrest Valley, Phase 7 as recorded in Volume 503, Page 197 (O.R.B.C.);

THENCE: S 20° 21' 45" E along the southwest line of said Briarcrest Valley, Phase 7 for a distance of 107.37 feet to a found 1/2-inch iron rod for corner, said iron rod also being a corner in the north line of a Briarcrest Country Club Corporation tract as recorded in Volume 282, Page 548 (B.C.D.R.) and Volume 934, Page 91 (O.R.B.C.);

THENCE: along the common line of this tract and the Briarcrest Country Club Corporation tract for the following three (3) calls:

- 1) N 87° 15' 33" W for a distance of 467.59 feet to a found 1/2-inch iron rod for corner;
- 2) S 53° 16' 51" W for a distance of 97.06 feet to a found 1/2-inch iron rod for corner and
- 3) S 44° 17' 09" W for a distance of 216.62 feet to a 1/2-inch iron rod set for corner, said corner being in the northeast line of Lot 1, Block One of Briarcrest West 1 as recorded in Volume 1331, Page 219;

THENCE: N 43° 28' 02" W for a distance of 10.01 feet to a found 1/2-inch iron rod for corner, said iron rod marking the north corner of said Briarcrest West 1;

THENCE: S 44° 20' 40" W for a distance of 20.01 feet to a found 1/2-inch iron rod for corner, said iron rod being in the northwest line of said Briarcrest West 1 and marking the east corner of Lot 1, Block Four of said Briarcrest Northwest, Phase One;

THENCE: N 45° 01' 53" W for a distance of 124.56 feet to the POINT OF BEGINNING and containing 2.890 Acres of land, more or less.

GENERAL NOTES:

1. Basis of Bearings: Monuments found and record calls along the southeast line of Briarcrest Northwest Phase Three as recorded in Volume 3806, Page 349 of the Official Records of Brazos County, Texas, were used as the basis of the bearings shown on this plat.
2. ZONING: Current Zoning: PD-H - Single Family Residential Lots
3. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992.
4. Building Setbacks: Front: 20' Min.
Side: 5' Min.
Rear: Defined by Utility Easements.
5. Sidewalks exist along both sides of all streets.
6. Parkland Dedication Requirements will be satisfied through a cash payment according to Chapter 130 Bryan Code of Ordinances.
7. On-site stormwater detention has been provided by the developer in Briarcrest West and near the east corner of the site.
8. The Stormwater Detention Facility and Common Area shall be owned and maintained by the Homeowner's Association.
9. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

10. Abbreviations

B.S.L.	- Building Setback Line
E.E.	- Electrical Easement
H.O.A.	- Homeowners Association
H.O.A.E.	- Homeowners Association Easement
P.U.E.	- Public Utility Easement
P.D.E.	- Public Drainage Easement
P.A.E.	- Private Access Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dr. Sam Harrison, owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 508, Page 57 & Volume 934, Page 91 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner: Dr. Sam Harrison, President
Harrison Holdings, L.P.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dr. Sam Harrison, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

Development Engineer, Bryan, Texas

LINE TABLE									
LINE	BEARING	DISTANCE							
L1	N 64°47'42" E	74.00'							
L2	N 69°38'15" E	25.00'							
L3	S 44°20'40" W	20.01'							
L4	N 43°28'02" W	10.01'							
L5	N 69°38'15" E	20.00'							
L6	N 24°38'15" E	28.28'							
L7	N 20°21'45" W	59.64'							

CURVE TABLE									
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG.	CHORD		
C1	33°01'08"	250.00'	144.07'	74.10'	N 61°28'41" E	142.09'			
C2	13°11'33"	300.00'	69.08'	34.69'	N 71°23'29" E	68.92'			
C3	50°54'45"	75.00'	66.64'	35.70'	N 39°20'20" E	64.47'			

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

BRIARCREST NORTHWEST
PHASE FOUR

BLOCK SEVEN, LOTS 10 THRU 20
2.890 Acres

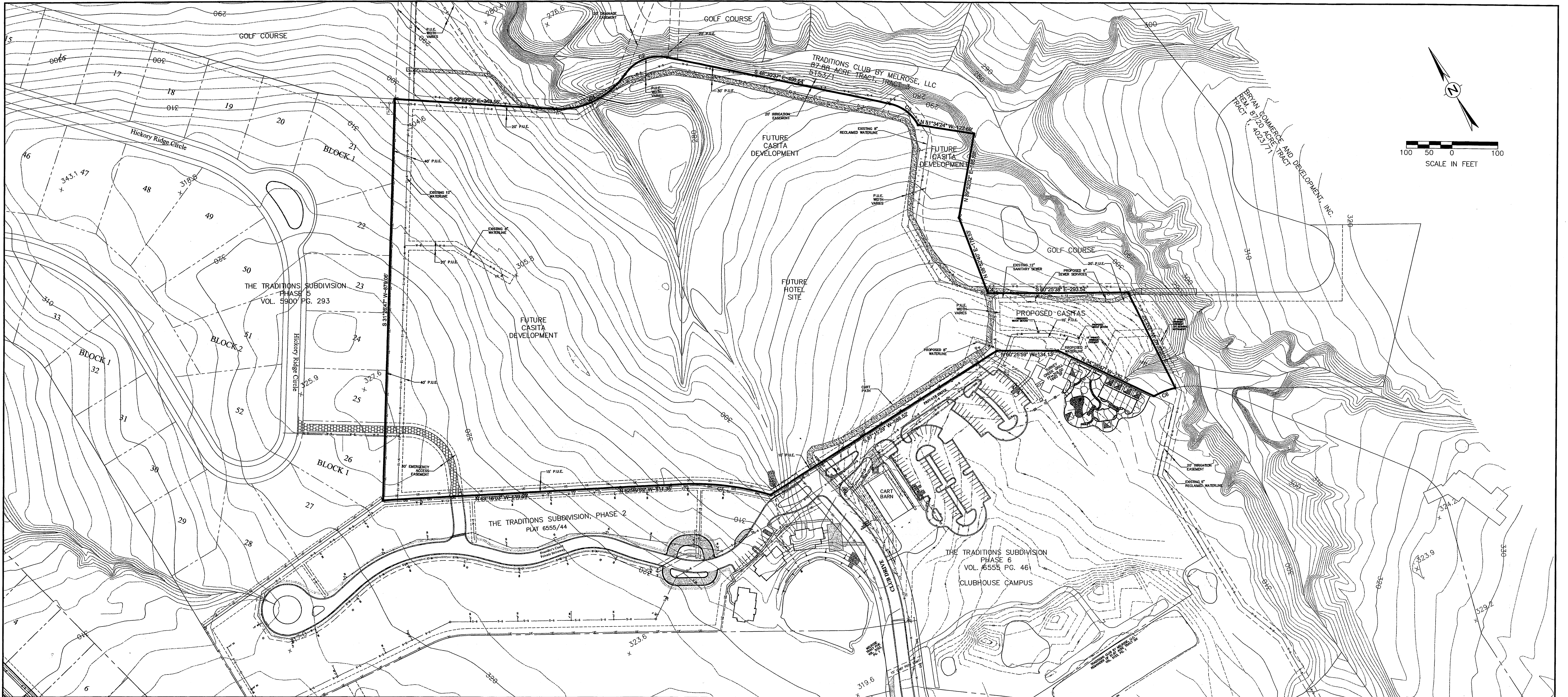
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2006
SCALE: 1" = 40'

OWNER:
Harrison Holdings, L.P.
Dr. Sam Harrison, President
3201 University Dr. East Suite 370
Bryan, TX 77802
(979) 731-8560

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3636

FP06-07 #2



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	175.00	59°01'46"	180.29	99.07	S 85°59'18" E	172.43
C2	90.00	66°38'07"	104.67	59.16	S 81°51'48" E	98.87
C3	90.00	50°37'20"	79.52	42.56	N 23°10'30" W	76.96
C4	175.00	4°22'37"	13.37	6.69	S 58°14'41" E	13.37
C6	176.00	16°14'17"	49.88	25.11	N 81°23'31" W	49.71
C7	600.93	20°56'58"	219.72	111.10	N 54°24'11" W	218.50

CURVE LABEL "C5" HAS BEEN OMITTED.

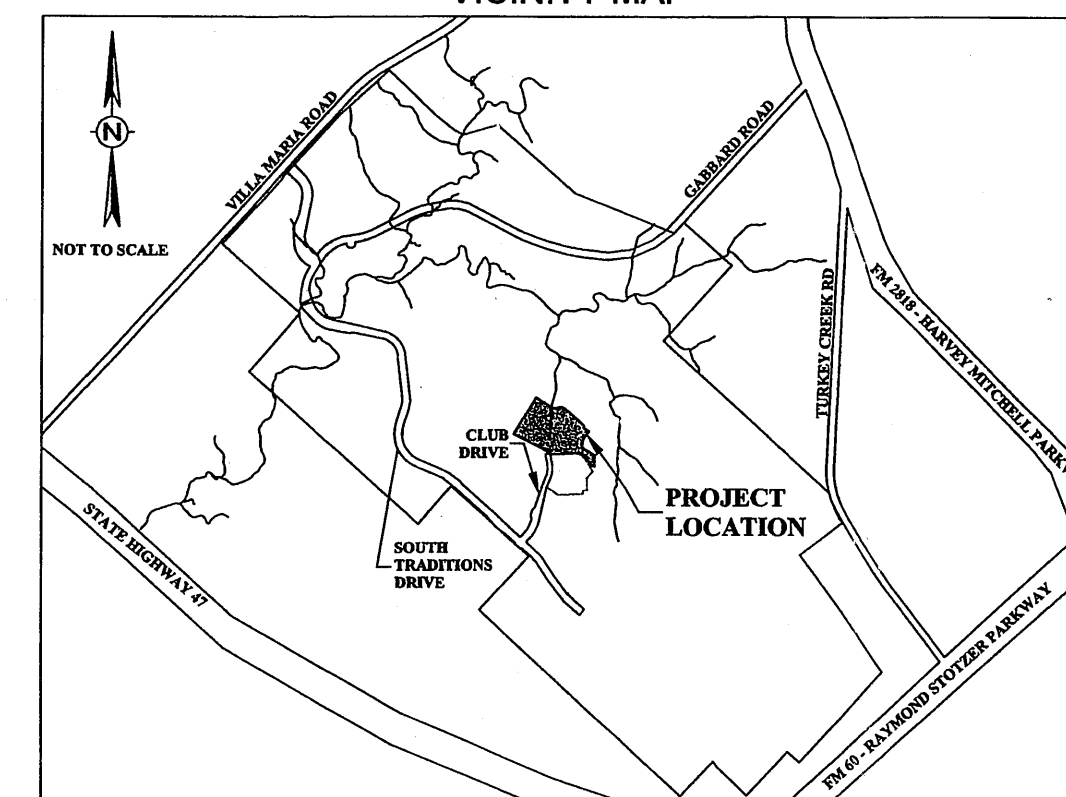
NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
4. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
5. BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR RD-5 ZONING DISTRICT. BUILDING SETBACK LINES FOR COMMERCIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR C-1, C-2 AND C-3 ZONING DISTRICTS. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6587, PG. 223 AND VOL. 5153, PG. 1. OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCELS 1 & 2 ON THE MASTER PLAN.
8. EASEMENTS FOR ELECTRICAL SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT OR THE FINAL PLAT.

LEGEND

290	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	PLAT BOUNDARY
---	EDGE OF PAVEMENT LINE
---	PROPERTY LINE
---	OLD PROPERTY LINE
---	PROPERTY CORNER
---	PUBLIC UTILITY EASEMENT LINE
---	SANITARY SEWER LINE
---	WATERLINE
---	STORM SEWER LINE
---	FLOW DIRECTION
---	FIRE HYDRANT
---	WATER GATE VALVE
---	SANITARY SEWER MANHOLE
---	WATER SERVICE
---	SANITARY SEWER SERVICE
---	PUBLIC UTILITY EASEMENT
---	CART PATH

VICINITY MAP



PRELIMINARY PLAN

THE TRADITIONS SUBDIVISION

PHASE 16

25.436 ACRES

BLOCK 1, LOT 1

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'
OWNER/DEVELOPER:
Traditions Club by Melrose, LLC.
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

APRIL, 2006
REVISED MAY, 2006

ENGINEER:
★ **CIVIL DEVELOPMENT, Ltd.** ★
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Joe Schultz, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759
Prepared for Texcon General Contractors

PP06-08 #2